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(54) **COMPUTER DATABASE SYSTEM AND METHOD FOR COLLECTING AND REPORTING REAL ESTATE PROPERTY AND LOAN PERFORMANCE INFORMATION OVER A COMPUTER DRIVEN NETWORK**

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(57) **ABSTRACT**

Real estate data, particularly data of multifamily housing, is stored in a database. The database is accessible to data providers who add data to the database through connection via a computer driven network, such as the Internet. Also, the database can be queried to generate reports providing property and loan performance information generated from the data input by the data providers. Each record in the database pertains to an asset, which data is proprietary to the data provider. Reports resulting from queries that would provide data of an asset or that could be used to provide data of an asset are not allowed. Data is received from a large number of data providers and is passed through a number of validation checks before being entered into the database in order to ensure integrity of the collected data. Also, for updating data of an asset or receiving data from different data providers for the same asset, asset matching is performed to match data of an asset being received with existing data in the database for that asset. As a result, confidentiality of asset level data is maintained in a database system that is publicly accessible over the Internet.

1 Claim, 84 Drawing Sheets

